

ZONING AND BUILDING AGENDA

DECEMBER 21, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATION:

266582 DOCKET #7704 - MONTALBANO BUILDERS, INC., Owner, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-04-09; Z04104). Submitted by James R. Griffin, Schain, Burney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE for a Planned Unit Development in the R-5 Single Family Residence District (as granted by A-21-02) for thirty-one (31) single family lots on not less than 17,000 square foot lots (minimum) and two hundred eighteen (218) single family lots on not less than 12,500 square foot lots (minimum); no townhomes in Section 34 of Lemont Township. **NOTE:** This Preliminary/Final Planned Unit Development application is to be reviewed under the 1976 Cook County Zoning Ordinance pursuant to, and conditioned upon, the full and final execution of the Settlement Agreement between Montalbano Builders, Inc. and Cook County in litigation concerning this matter (see submitted cover letter). Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential Planned Unit Development (Final). **Recommendation: That the application be granted.**

*The Cook County Board of Commissioners, at the June 18, 2002 meeting of the County Board passed an ordinance granting the Map Amendment from the R-3 Single Family Residence District to the R-5 Single Family Residence District and a Special use for a Concept Planned Unit Development for the construction of not more 250 single family homes on lot sizes not less than 12, 500 sq. ft., subject to the condition that the lots located on the West lot line from 131st Street to Derby Road frontage be developed with 17,000 sq. ft. lots.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

274747 DOCKET #7888 – M. ZUREK, Owner Application: Variation to reduce front yard setback from 25 feet to 21 feet for an enclosed and roofed over foyer in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the east side of Linder Avenue, approximately 126 feet south of 50th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274748 DOCKET #7951 – ILLINOIS CENTRAL RAILROAD, Owner Application: Variation to increase height from 40 feet to 77 feet; reduce distance between two outdoor advertising signs from 500 feet to approximately 300 feet; and reduce requirement to erect sign within a residential district from 500 feet to 100 feet for a double sided outdoor advertising sign in the I-1 Restricted Industrial District. The subject property consists of approximately 0.97 of an acre, located on the west side of LaGrange Road southwest of the tracks of the G.M. and D.R.R. (Chicago and Alton Railroad) in Lyons Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274749 DOCKET #7975 – M. KOZAK, Owner Application: Variation to reduce right side yard setback from 15 feet to 3 feet (existing) to replace shed in the R-3 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the south side of Artesian Street, approximately 317 feet west of Bell Road in Lemont Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 274750 DOCKET #7976 – D. RAFALKO, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 8.7 feet (existing residence); and reduce rear yard setback from 40 feet to 34 feet (existing residence) for a proposed second story addition in the in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Prairie Lawn Road, approximately 320 feet south of Knollwood Lane in Northfield Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274751 DOCKET #7977 – E. PIECHA, Owner Application: Variation to reduce rear yard setback from 40 feet to 36 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the east side of Rosedale Avenue, approximately 400 feet south of Linneman Road in Northfield Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274752 DOCKET #7978 – J. TCHORYK, Owner Application: Variation to reduce lot width from 60 feet to 50 feet (existing); reduce lot area from 10,000 square feet to 6,285 square feet (existing); reduce left interior side yard setback from 10 feet to 6.95 feet (existing residence); reduce right interior side yard setback 10 feet to 2.48 feet (existing detached garage); and reduce rear yard setback from 5 feet to 3 feet (existing detached garage) for a carport addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the west side of Linder Avenue, approximately 247 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274753 DOCKET #7979 – J.B. YOUNG, Owner Application: Variation to reduce lot width from 150 feet to 100 feet (existing); and reduce left interior side yard setback from 15 feet to 6 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 1.34 acres, located on the east side of Gardner Avenue, approximately 300 feet north of 209th Street in Bloom Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274754 DOCKET #7980 – A. FRIDEMAN, Owner Application: Variation to increase height of pillars in front yard from 3 feet to 6 feet; and reduce rear yard setback from 40 feet to 32 feet for a proposed single family residence and wood deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Central Avenue, approximately 160 feet north of Garden Street in Northfield Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

274755 DOCKET #7981 – FINNIAN DEVELOPMENT, INC., Owner Application: Variation to reduce left side yard setback from 15 feet to 10 feet (existing foundation) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.53 of an acre, located on the north side of 56th Street, approximately 127 feet east of Franklin Avenue in Lyons Township.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

274756 DOCKET #7982 – M. DIATTE, Owner Application: Variation to reduce rear yard setback from 40 feet to 33 feet (existing); and increase floor area ratio from .40 to .41 for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the north side of Catherine Avenue, approximately 75 feet west of Canfield in Norwood Park Township.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Wednesday, January 4, 2006.